



A Tradition of Stewardship  
A Commitment to Service

**Conservation, Development and Planning**

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Napa, CA 94559  
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**Hillary Gitelman**  
Director



March 29, 2012

Mr. Linn Warren, Director  
California Department of Housing and Community Development  
1800 Third St.  
P.O. Box 95250  
Sacramento, CA 94252-2050

RE: Annual report to California Department of Housing and Community Development, Office of Planning and Research, and the Napa County Board of Supervisors

Dear Mr. Warren,

Attached, please find the annual General Plan status report for 2011, including (a) the Housing Element report and (b) a table of implementation action items from other elements in Napa County's General Plan.

Late in 2011, the Napa Superior Court determined that our Housing Element complies with all statutory requirements. Also, during the 2011 calendar year, Napa County has committed over six million dollars to the development of 130 units of affordable housing in cooperation with the city of Napa. In addition, the County has commissioned a feasibility study to look at the viability of developing farm worker housing on four parcels in the unincorporated area. Also, the County completed the EIR on the Napa Pipe project, which proposes to redevelop 154 acres of industrial land with a mix of housing/commercial/open space, and is proceeding to hearing on the rezoning called for in Housing Element Program H-4e.

Since adoption of the updated General Plan in 2008, the County has maintained a comprehensive list of implementation action items in elements other than the Housing Element. The list, included with this submittal, details each action item by element and status of implementation. The General Plan is also implemented through day to day decision making, which implements mitigation measures from the General Plan Update EIR, since many of the mitigation measures were adopted as policies within the General Plan.

The Conservation, Development and Planning Department will continue to provide annual progress reports on the updated Housing Element adopted in June 2009 and will continue our ongoing efforts to

implement the action items of the General Plan. Should you have any questions, please contact Nancy Johnson at [nancy.johnson@countyofnapa.org](mailto:nancy.johnson@countyofnapa.org) or by phone at (707)299-1352.

Regards,



Hillary Gitelman, Director  
Conservation, Development and Planning

Cc: California office of Planning and Research  
Napa County Board of Supervisors  
Nancy Watt, Napa County CEO  
Larry Florin, Director, Housing and Intergovernmental Affairs  
Silva Darbinian, County Counsel  
Nancy Johnson, Housing and Community Development Program Manager

## (CCR Title 25 §6202 )

| Jurisdiction | Reporting Period     |
|--------------|----------------------|
| Napa County  | 1/1/2011 - 31-Dec-11 |

Table A

## Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

[illegible]

\* Note: These fields are voluntary,

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction Napa County  
Reporting Period 1/1/2011 - 31-Dec-11

**Table A2**  
**Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program it's housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

| Activity Type                     | Affordability by Household Incomes |                 |            |             | (4) Description of Activity including Housing Element Program Reference |
|-----------------------------------|------------------------------------|-----------------|------------|-------------|---|
|                                   | Extremely Low-Income*              | Very Low-Income | Low-Income | TOTAL UNITS |   |
| (1) Rehabilitation Activity       |                                    |                 |            | 0           |   |
| (2) Preservation of Units At-Risk |                                    |                 |            | 0           |   |
| (3) Acquisition of Units          |                                    |                 |            | 0           |   |
| (5) Total Units by Income         | 0                                  | 0               | 0          | 0           |   |

\* Note: This field is voluntary

**Table A3**  
**Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)**

|   | 1. Single Family | 2. 2 - 4 Units | 3. 5+ Units | 4. Second Unit | 5. Mobile Homes | 6. Total | 7. Number of infill units* |
|---|------------------|----------------|-------------|----------------|-----------------|----------|----------------------------|
| No. of Units Permitted for Moderate       |                  |                |             |                |                 | 0        |                            |
| No. of Units Permitted for Above Moderate | 33               | 0              |             | 14             | 2               | 49       |                            |

\* Note: This field is voluntary

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

| Jurisdiction | Reporting Period     |
|--------------|----------------------|
| Napa County  | 1/1/2011 - 31-Dec-11 |

Table B

## Regional Housing Needs Allocation Progress

### Permitted Units Issued by Affordability

| Enter Calendar Year starting with the first year of the RHNA allocation period. See Example. |                     | RHNA Allocation by Income Level | 2007 | 2008 | 2009 | 2010 | 2011 | Year 7 | Year 8 | Year 9 | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
|--|---------------------|---------------------------------|------|------|------|------|------|--------|--------|--------|---------------------------------|--------------------------------------|
| Very Low   | Deed                | 158                             |      |      |      |      |      |        |        |        |                                 | 150                                  |
|  | Restricted Non-deed |                                 |      |      |      |      |      |        |        |        |                                 |                                      |
|  | restricted          |                                 |      |      |      |      |      |        |        |        |                                 |                                      |
| Low  | Deed                | 101                             |      |      |      |      |      |        |        |        |                                 | 95                                   |
|  | Restricted Non-deed |                                 |      |      |      |      |      |        |        |        |                                 |                                      |
|  | restricted          |                                 |      |      |      |      |      |        |        |        |                                 |                                      |
| Moderate   | Deed                | 114                             |      |      |      |      |      |        |        |        |                                 | 68                                   |
|  | Restricted Non-deed |                                 | 7    | 9    | 7    | 3    | 9    |        |        |        | 35                              |                                      |
|  | restricted          |                                 |      |      |      |      |      |        |        |        |                                 |                                      |
| Above Moderate   |                     | 196                             | 63   | 58   | 31   | 47   | 40   |        |        |        | 183                             | -43                                  |
| Total RHNA by COG.   |                     |                                 |      |      |      |      |      |        |        |        |                                 |                                      |
| Enter allocation number.   |                     | 569                             | 70   | 67   | 38   | 50   | 49   |        |        |        | 218                             | 270                                  |
| Total Units  |                     |                                 |      |      |      |      |      |        |        |        |                                 |                                      |

Remaining Need for RHNA Period \*Note: 82 unit transfer to City of Napa includes a total of 23 very low, 15 low, 16 moderate and 28 above moderate

Unit totals from the City of Napa included for above moderate. One half of second unit permits and two manufactured units considered moderate.

# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

(CCR Title 25 §6202 )

Jurisdiction Napa County  
Reporting Period 1/1/2011 - 31-Dec-11

### Program Implementation Status

| Program Description<br>(By Housing Element Program Names)   | Housing Programs Progress Report - Government Code Section 65583.<br>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element. |                                     |   |
|---|---|-------------------------------------|---|
| Name of Program   | Objective   | Timeframe<br>in H.E.                | Status of Program Implementation  |
| H-4b: Continue allocating Affordable Housing Fund monies towards affordable housing developments in the cities, when available.                             | encourage development of affordable housing.  | Ongoing                             | The County in concert with the City of Napa, issued a NOFA in 2010 and selected three projects for funding for a total of 130 units.            |
| H-3c: Contribute funds towards the annual operating costs of local emergency shelters and transitional  | Continue to contribute funds  | Ongoing                             | The County contributes \$430,000 annually for homeless services.  |
| H-4a: Establish local worker preferences in new affordable housing projects within the unincorporated Area and explore application to market rate projects. | encourage home ownership opportunities.   | ongoing                             | A Proximity Housing Program was created with use of Affordable Housing Funds to assist low to moderate income workers, down payment assistance. |
| H-5d: County will simplify Growth Management System to allow indefinite accrual of affordable housing permits.  |   | adoption with Housing Element 06/09 | Program adopted as part of implementing ordinances with Housing Element Update--June 2009.  |

2007-14 City/County Agreement regarding distribution of RHNA units.\*

| Entity           | Very Low | Low     | Moderate | Above Mod | Total |
|------------------|----------|---------|----------|-----------|-------|
| County           | 23 (5%)  | 15 (4%) | 16 (4%)  | 28 (3%)   | 82    |
| City             | 466      | 381     | 381      | 882       | 2,110 |
| Total City Agre. | 489      | 396     | 397      | 910       | 2,192 |

City Issuance of Building Permits 2007-2011

|       | Very Low           | Low                                    | Moderate                           | Above Mod                                       |
|-------|--------------------|--|------------------------------------|---|
| 2007  | 1 Second Unit (SU) | 1 SU                                   | 3 Duplex                           | 175 SFDs, SF Attached, Multi Family -Riverfront |
| 2008  | 1 SU               | 0                                      | 1 SU, 20 condos at Silverado Villa | 55 SFDs, SF attached                            |
| 2009  |                    | 4 restricted duplex units- Hickory St. | 0                                  | 16 SFDs   |
| 2010  | 1 SU               | 1 SU                                   | 0                                  | 45 SFDs, SF attached                            |
| 2011  |                    |  |                                    | 67 SFDs, SF attached                            |
| Total | 3                  | 6                                      | 25                                 | 358   |

County Share of City Building Permits 2007-2011

|                                 | Very Low | Low | Moderate | Above Moderate |
|---------------------------------|----------|-----|----------|----------------|
| Total City building permits     | 3        | 6   | 25       | 358            |
| County Multiplier               | 5%       | 4%  | 4%       | 3%             |
| County unit share per Agreement | .15      | .24 | 1        | 10.74 = 11     |

\*City agreed to provide sites for 82 units at various income levels (City Agreement 8428-A. County gets credit as units are built in each income category based on the proportion of county to city units.

**CITY OF NAPA AND COUNTY OF NAPA  
MEMORANDUM OF AGREEMENT  
CONCERNING HOUSING AND REDEVELOPMENT**

**RECEIVED****OCT 12 2007**NAPA CO. CONSERVATION  
DEVELOPMENT & PLANNING DEPT.

This Memorandum of Agreement ("Agreement") is made and entered into as of 10-9-07, 2007 by and between the County of Napa, a political subdivision of the state of California ("County") and the City of Napa, a municipal corporation ("City").

**RECITALS:**

- A. The City and the County share a mutual commitment to encourage land use policies that preserve agricultural uses and that focus new development in urbanized areas.
- B. The City and the County also share a mutual commitment to cooperate toward pooling available resources in order to meet the housing needs generated within the County, including the regional housing need allocations ("RHNA") identified by the State Department of Housing and Community Development ("HCD") and the Association of Bay Area Governments ("ABAG").
- C. The City and the County have mutual interests in reducing blight, encouraging economic development in distressed areas, and encouraging affordable housing development.
- D. The City and the Napa Community Redevelopment Agency ("NCRA") will consider adoption of the Soscol Gateway Redevelopment Project Area (as summarized during a staff presentation of the Draft Redevelopment Plan at the NCRA meeting of September 18, 2007). The goals of the Soscol Gateway Redevelopment Project Area include, among other goals, providing infill housing along the Soscol Corridor to assist in meeting the housing needs of the City and the County.
- E. On October 7, 2003, the parties entered into a Memorandum of Understanding ("MOU") identified as Napa County Agreement No. 6148, and City of Napa Agreement No. 8428. The MOU identified a range of actions the City and the County agreed to take in order to achieve, among other goals, many of the issues identified in these recitals. While this Agreement is intended to update and supplement some of the terms of the MOU, the parties intend the provisions of the MOU to remain in full force and effect unless specifically modified by this or another Agreement.

**NOW THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES SET FORTH HEREIN, THE PARTIES AGREE AS FOLLOWS:**

1. Support for Soscol Gateway Redevelopment Project Area. The County hereby supports the City's and NCRA's efforts to provide for needed infrastructure upgrades, economic development, and infill housing in areas subject to flooding by establishing the Soscol Gateway Redevelopment Project Area as described in the Draft Redevelopment Project Plan.
2. Repeal of Paragraph 4 of MOU. Paragraph 4 of the MOU relating to Revenue Sharing is hereby deleted in its entirety. The County shall have no obligation to make revenue sharing payments to the City as initially contemplated by Paragraph 4 of the MOU. The deletion of Paragraph 4 from the MOU shall survive any termination of this Memorandum of Agreement.
3. Allocation of City Housing Units to the County



- a. The parties agree to work together to obtain ABAG approval for the City to identify sites to accommodate 164 housing units to be allocated to the County's RHNA over two HCD planning periods; 82 housing units during the 2007-2014 planning period, and 82 housing units during the subsequent planning period. As soon as ABAG issues a letter accepting the allocation of housing units from the City to the County as set forth in this Agreement, the parties will begin the process of updating their respective Housing Elements in compliance with all laws, including conducting any public hearings, environmental reviews, and related requirements as may be set forth in federal, state, and local laws and regulations.
  - b. After the City Council and the County Board of Supervisors approve the respective update to each party's Housing Element consistent with this Agreement, and after HCD certifies the Housing Elements, the City agrees to allocate built housing units to the County for the life of the Soscol Gateway Redevelopment Plan, up to a maximum of 164 housing units, consistent with the approach described on Exhibit "A," attached hereto and incorporated herein by reference.
  - c. The parties acknowledge and agree that this Agreement is not intended to and shall not in any manner be used to change the baseline for the City's future RHNA determinations by ABAG (other than those specifically identified herein for the planning periods of 2007-2014 and the subsequent period).
4. Notices. All notices required or contemplated by this Agreement shall be in writing and shall be delivered to the respective party as set forth in this section. Communications shall be deemed to be effective upon the first to occur of: (a) actual receipt by a party's Authorized Representative, or (b) actual receipt at the address designated below, or (c) three working days following deposit in the United States Mail of registered or certified mail sent to the address designated below. The Authorized Representative of either party may modify their live contact information identified in this section by providing notice to the other party. The Authorized Representative of each party shall be identified on the "Attn" line, below:

City of Napa:

Attn: City Manager  
P.O. Box 660  
Napa, California 94559-0660

Copy: City Attorney  
P.O. Box 660  
Napa, California 94559-0660

County of Napa:

Attn: Napa County Executive Officer  
1195 Third Street, Suite 310  
Napa, California 94559

Copy: County Counsel  
1195 Third Street  
Napa, California 94559



5. Governing Law, Jurisdiction, and Venue. The interpretation, validity, and enforcement of this Agreement shall be governed and interpreted in accordance with the laws of the State of California. Any suit, claim, or legal proceeding of any kind related to this Agreement shall be filed and heard in a court of competent jurisdiction in the County of Napa.
6. Severability. If any term of this Agreement (including any phrase, provision, covenant, or condition) is held by a court of competent jurisdiction to be invalid or unenforceable, this Agreement shall be construed as not containing that term, and the remainder of this Agreement shall remain in full force and effect; provided, however, this paragraph shall not be applied to the extent that it would result in a frustration of the parties' intent under this Agreement.
7. Attorney's Fees. In the event any legal action is commenced to enforce or interpret this Agreement, the prevailing party is entitled to recover reasonable attorney's fees, costs, and expenses incurred, whether or not such action proceeds to judgment.
8. Modifications. This Agreement may not be modified orally or in any manner other than an agreement in writing signed by both parties.
9. Waivers. Waiver of a breach or default under this Agreement shall not constitute a continuing waiver or a waiver of a subsequent breach of the same or any other provision of this Agreement.
10. Entire Agreement. This Agreement, including all documents incorporated herein by reference, comprises the entire integrated understanding between the parties concerning the matters described herein. This Agreement supersedes all prior negotiations, agreements, and understandings regarding this matter, whether written or oral. The documents incorporated by reference into this Agreement are complementary; what is called for in one is binding as if called for in all.
11. Each Party's Role in Drafting this Agreement. Each party to this Agreement has had an opportunity to review this Agreement, confer with legal counsel regarding the meaning of this Agreement, and negotiate revisions to this Agreement. Accordingly, neither party shall rely upon Civil Code section 1654 in order to interpret any uncertainty in the meaning of this Agreement.
12. Signatures. The individuals executing this Agreement represent and warrant that they have the right, power, legal capacity, and authority to enter into and execute this Agreement on behalf of the respective legal entities of County and City.
13. Exercise of Discretion. The parties recognize and agree that nothing in this Agreement is intended to nor shall be interpreted to limit the ability of the individual members of the City Council and the Board of Supervisors to exercise their discretion in whatever manner appropriate.

IN WITNESS WHEREOF, this Agreement was executed by the parties hereto as of the date first above written

COUNTY OF NAPA



By: Will Techel  
Will Techel, Mayor

ATTEST:  
GLADYS COIL  
Clerk of the Board of Supervisors

By: Gladys Coil

APPROVED AS TO FORM:  
ROBERT WESTMEYER,  
County Counsel

By: Robert Westmeyer

CITY OF NAPA

By: Harold Moscone  
Chair, Board of Supervisors

ATTEST:  
SARA COX  
City Clerk

By: Sara J. Cox

APPROVED AS TO FORM:  
MICHAEL W. BARRETT  
City Attorney

By: Michael W. Barrett

10-1-27  
SUPERVISORS  
CITY OF NAPA

GLADYS COIL  
CLERK OF THE BOARD  
Deputy



## EXHIBIT "A"

Page 1 of 1

- 1 For ABAG's RHNA planning period for 2007 – 2014, the City will allocate up to 82 housing units to the County. The total number of 82 housing units will be allocated to each income category (very-low, low, moderate, and above moderate) using a percentage distribution equal to the percentage allocated by ABAG to the unincorporated area of the County in the final RHNA allocation for the 2007 – 2014 planning period. Using ABAG's draft RHNA allocation dated June 29, 2007, it is anticipated that the 82 housing units will be allocated to each income category as follows:

| <u>Dates</u> | <u>Very-low</u> | <u>Low</u> | <u>Moderate</u> | <u>Above Moderate</u> | <u>Total</u> |
|--------------|-----------------|------------|-----------------|-----------------------|--------------|
| 2007-2014    | 23              | 15         | 16              | 28                    | 82           |

- 2 As each certificate of occupancy is issued for housing units in the City during the ABAG RHNA planning period of 2007-2014, the City will report to HCD the total number of housing units in each income category, and the City will credit the City and the County (respectively) in each income category based on the percentages set forth in the final RHNA allocation for the 2007-2014 planning period. Using ABAG's draft RHNA allocation dated June 29, 2007, it is anticipated that the credits will be distributed based on the percentages set forth below (based on the parenthetical number of units for each entity in each income category):

| <u>Entity</u> | <u>Very-low</u> | <u>Low</u> | <u>Moderate</u> | <u>Above Moderate</u> |
|---------------|-----------------|------------|-----------------|-----------------------|
| County        | (23) 5%         | (15) 4%    | (16) 4%         | (28) 3%               |
| City          | (466) 95%       | (381) 96%  | (381) 96%       | (882) 97%             |

For example, if (in year one) the City issued certificates of occupancy for 20 very low income housing units, and 5 low income housing units; the City would credit the County with 1 very low income unit (5% of 20) and 0 low income units, and the City would credit the City with 19 very low income units and 5 low income units. If (in year two) the City issued certificates of occupancy for 10 very low income housing units, and 20 low income housing units; the City would credit the County with 0 very low income unit and 1 low income units (4% of 25), and the City would credit the City with 10 very low income units and 19 low income units.

3. For ABAG's subsequent RHNA planning period, the City will allocate up to 82 housing units to the County. The total number of 82 housing units will be allocated to each income category (very-low, low, moderate, and above moderate) using a percentage distribution equal to the percentage allocated by ABAG to the unincorporated area of the County in the final RHNA allocation for the planning period. The housing units allocated to the County will be credited to the City and the County in each income category annually for the life of the Soscol Gateway Redevelopment Plan based on the percentages set forth in the final RHNA allocations for the applicable planning period.



ANNUAL ELEMENT PROGRESS REPORT  
*Housing Element Implementation*  
(CCR Title 25 §6202 )

|                  |             |           |
|------------------|-------------|-----------|
| Jurisdiction     | Napa County |           |
| Reporting Period | 1/1/2011 -  | 31-Dec-11 |

General Comments:

Please see attached for the status on all Housing Element programs.

1  
2



**Table H-G: Summary of Housing Element Programs (Page 2 of 4)**

| Plan Program  | Action Step  | Source of Financing   | Action Agency   | Action Date (a)          |
|---|--|---|---|--------------------------|
| Program H-2i: Offer County-owned land, when appropriate, for affordable housing projects.   | Complete an inventory of surplus County-owned land; issue RFPs for available sites                               | County budget   | Conservation, Development, and Planning Department;   | 2009, ongoing            |
| Program H-2j: Require projects receiving Affordable Housing Fund assistance or any other type of County assistance, as well as those units built as part of the County's inclusionary housing requirement, to apply deed restrictions for a minimum of 40 years of affordability. | Update sample deed restrictions  | County budget   | Conservation, Development, and Planning Department; BOS Planning Commission; BOS                      | Ongoing                  |
| Program H-2k: Continue to use the AH overlay or combination districts, and adjust the AH controls as needed to comply with State requirements for density bonuses.  | Amend the Zoning Ordinance as necessary  | County budget   | Conservation, Development, and Planning Department; BOS Planning Commission; BOS                      | As required by State law |
| Program H-2l: Remove the AH overlay or combination district from the three sites illustrated in Figure H-1.   | Amend the Zoning Ordinance   | County budget   | Conservation, Development, and Planning Department; BOS Planning Commission; BOS                      | 2009                     |
| Program H-2m: 25 percent density bonus for redevelopment of existing mobilehome parks, pending certain requirements.  | Amend the Zoning Ordinance   | County budget   | Conservation, Development, and Planning Department; BOS Planning Commission; BOS                      | 2010                     |
| <b>3. Special Needs Housing</b><br>Program H-3a: Continue program of inspecting migrant farm labor camps. Efforts will be made to seek compliance and not closure of such facilities.   | Inspect and promote code compliance of farm labor camps  | County budget   | Department of Environmental Health  | Ongoing                  |
| Program H-3b: Continue to contract with Greater Napa Fair Housing Center or another capable organization that will review and act upon housing discrimination complaints.   | If the severity of the problem warrants, the County will initiate an educational campaign through a partnership. | County budget   | Greater Napa Fair Housing Center County, the media, the Board of Realtors and the Chamber of Commerce | Ongoing, annually        |
| Program H-3c: Contribute funds towards the annual operating costs of local emergency shelters and transitional housing.   | Continue to contribute funds   | County budget, the Gasser Foundation, and the Progress Foundation | BOS   | Annually                 |
| Program H-3d: Allow homeless shelters as a permitted use in areas zoned "Industrial" or explore the possibility of entering into a multijurisdictional agreement that will accommodate the County's unmet need.   | Amend Zoning Ordinance or establish a multijurisdictional agreement  | County budget   | Conservation, Development, and Planning Department; BOS Planning Commission; BOS                      | 2009                     |

Note:

(a) All actions must be completed by June 30, 2014

Sources: BAE, 2008.

**Table H-G: Summary of Housing Element Programs (Page 1 of 4)**

| Plan Program   | Action Step   | Source of Financing                            | Action Agency  | Action Date (a)     |
|--|---|--|--|---------------------|
| <b>1. Rehabilitation</b>   |   |  |  |                     |
| Program H-1a: Inspect housing in response to complaints and work with property owners to adhere to standards.  | n.a.  | County budget                                  | Conservation, Development, and Planning Department                           | Ongoing             |
| Program H-1b: Low-interest loan program designed to correct health and safety hazards in housing reserved for low- or very low-income households.  | Modify the AH Ordinance to use up to 10 percent of new funds annually to fund program | AH Fund, State, Federal, other funding sources | Conservation, Development, and Planning Department; Planning Commission; BOS | 2009, ongoing       |
| <b>2. Affordability</b>  |   |  |  |                     |
| Program H-2a: Continue the program of tenant-based low-income rental housing assistance.   | Provide assistance as need arise  | HUD Section-8                                  | Contract with City of Napa Housing Authority                                 | Ongoing             |
| Program H-2b: Continue to promote and market sites designated with the AH overlay zoning for development   | Provide information and technical assistance for the development of AH sites          | County budget                                  | Conservation, Development, and Planning Department; Planning Commission; BOS | Ongoing             |
| Program H-2c: If development in AH overlay zone does not achieve the densities or the level of affordability associated with the overlay zoning provisions, the County will work to identify new sites to accommodate the shortfall. | Monitor development of AH sites; Identify new AH overlay zones                        | County budget                                  | Conservation, Development, and Planning Department; Planning Commission; BOS | Reevaluate annually |
| Program H-2d: Increase the inclusionary percentage to 20 percent and by allowing the payment of in-lieu fees only for housing projects of four or fewer units.   | Modify the AH Ordinance   | County budget                                  | Conservation, Development, and Planning Department; Planning Commission; BOS | 2009                |
| Program H-2e: Update the Affordable Housing Ordinance to adjust the commercial housing impact fee.   | Modify the AH Ordinance   | County budget                                  | Conservation, Development, and Planning Department; BOS                      | 2009                |
| Program H-2f: The County will notify the public of available special assistance programs   | Issue notices of funding availability   | County budget                                  | Conservation, Development, and Planning Department                           | 2009, ongoing       |
| Program H-2h: Continue program of exempting secondary residential units from the GMS.  | Amend the Zoning Ordinance to allow 2nd units in the AP zoning district.              | County budget                                  | Conservation, Development, and Planning Department; Planning Commission; BOS | 2009                |

Note:

(a) All actions must be completed by June 30, 2014

Source: BAE, 2008.

**Table H-G: Summary of Housing Element Programs (Page 4 of 4)**

| Plan Program   | Action Step  | Source of Financing | Action Agency  | Action Date (a) |
|--|--|---------------------|--|-----------------|
| Program H-6c: Exempt affordable housing projects from the 30-acre minimum parcel size requirement for PD zones.  | Amend the Zoning Ordinance                           | County budget       | Conservation, Development, and Planning Department; Planning Commission; BOS | 2009            |
| Program H-6d: The County shall implement and simplify its Growth Management System.  | Amend Municipal Code                                 | County budget       | Conservation, Development, and Planning Department; Planning Commission; BOS | 2009            |
| <b>7. Energy and Water Conservation</b>  |  |                     |  |                 |
| Program H-7a: Encourage mixed-use development, where appropriate   | Provide technical assistance to project applications | County budget       | Conservation, Development, and Planning Department                           | Ongoing         |
| Program H-7b: Continue to provide energy conservation assistance to homeowners, architects, developers, and contractors.   | Provide technical assistance to project applications | County budget       | Conservation, Development, and Planning Department                           | Ongoing         |
| Program H-7c: Enforce current state-mandated standards governing the use of energy efficient construction, and update building code to incorporate green building standards. | Enforce and update building codes                    | County budget       | Conservation, Development, and Planning Department                           | Ongoing, 2011   |

Note:

(a) All action must be completed by June 30, 2014

Source: BAE, 2008.

**Table H-G: Summary of Housing Element Programs (Page 3 of 4)**

| Plan Program  | Action Step  | Source of Financing         | Action Agency  | Action Date (a) |
|---|--|-----------------------------|--|-----------------|
| Program H-3e: Require a preference for farmworker households in affordable housing developments assisted with Affordable Housing Fund monies.   | Institute a farmworker preference requirement                              | Affordable Housing Fund     | Housing and Intergovernmental Affairs 2010                                   |                 |
| Program H-3f: Facilitate public/private partnerships and, when appropriate and available, use Affordable Housing Fund monies to help prevent the loss of privately owned farmworker housing facilities. | Form partnerships and allocate funds to preserve farmworker housing        | Affordable Housing Fund     | Conservation, Development, and Planning Department;                          | Ongoing         |
| <b>4. Housing Development</b>   |  |                             |  |                 |
| Program H-4a: Establish local worker preferences in new affordable housing projects within the Unincorporated Area and explore application to market rate projects.                                     | Amend Municipal Code   | County budget               | BOS  | 2011            |
| Program H-4b: Continue allocating Affordable Housing Fund monies towards affordable housing developments in the cities, when available.   | Continue to contribute funds   | Affordable Housing Fund     | Housing and Intergovernmental Affairs NOFA released in 2010                  |                 |
| Program H-4c: Recommend appropriate changes to planning and zoning standards that minimize the conflicts between housing and agriculture as needed.   | Continue to monitor for conflicts  | County budget               | Conservation, Development, and Planning Department; Planning Commission; BOS | As needed       |
| Program H-4d: Amend the zoning ordinance to allow accessory residential units in commercial zones for moderate income and below households in commercial zones where applicable.                        | Amend the Zoning Ordinance   | County budget               | Conservation, Development, and Planning Department; Planning Commission; BOS | 2009            |
| Program H-4e: Rezone the Napa Pipe property for a minimum density of 20 du/a on at least 49 ac., including clear development and design standards.  | Amend the Zoning Ordinance in conjunction with the development application | Development Application Fee | Conservation, Development, and Planning Department; Planning Commission; BOS | In process      |
| <b>6. Removal of Government Constraints</b>   |  |                             |  |                 |
| Program H-6a: Continue to provide fee waivers for non-profit affordable housing developers.   | Continue issuing waivers   | n.a.                        | BOS  | Ongoing         |
| Program H-6b: Expedite permit processing for long-term affordable housing projects  | Fast-track affordable housing applications                                 | County budget               | Conservation, Development, and Planning Department                           | 2009, ongoing   |

Note:

(a) All action must be completed by June 30, 2014

Sources: BAE, 2008.

**NAPA COUNTY GENERAL PLAN UPDATE  
IMPLEMENTATION ACTION ITEMS**  
(Updated: March 26, 2012)

| Action Items  | Action   | Timing/Priority & Cost                                      | Responsible Party | Notes & Status   |
|---|--|---|-------------------|--|
| <b>Agricultural Preservation and Land Use Element</b> |  |   |                   |  |
| Action Item AG/LU-2.1                                 | Amend County Code to reflect the definition of "agriculture" as set forth within this Plan ensuring that wineries and other production facilities remain as conditional uses except as provided for in Policy AG/LU-16, and that marketing activities and other accessory uses remain incidental and subordinate to the main use.  | A<br>\$   | CDPD              | Deferred to 2013 or 2014 due to other priorities                                     |
| Action Item AG/LU-7.1                                 | Work with interested stakeholders to undertake an evaluation of new voluntary approaches to protecting agriculture, including implementation of a "Super Williamson Act" program, a conservation easement program or other permanent protections, and programs promoting the economic viability of agriculture.  | Ongoing<br>\$   | CDPD              | Ongoing  |
| Action Item AG/LU-10.1                                | Maintain a data base of all wineries including their production capacity, marketing events and other characteristics that could influence analysis of cumulative effects or the winery's effect on neighbors.  | A<br>\$   | CDPD              | Database maintained as ongoing part of CDPD work program                             |
| Action Item AG/LU-15.5.1                              | The County will prepare and adopt guidelines and regulations to assist in the determination of the appropriate type and scope of agricultural buffer areas needed in circumstances that warrant the creation of such buffer.   | A<br>\$→\$\$\$  | CDPD              | Not yet programmed   |
| Action Item AG/LU-16.1                                | Consider amendments to the Zoning Ordinance defining "small wineries," a "small quantity of wine," "small marketing events," and "mostly grown on site," and establishing a streamlined permitting process for small wineries which retains the requirement for a use permit when the winery is in proximity to urban areas.   | A<br>\$   | CDPD              | Programmed for 2013 or 2014.   |
| Action Item AG/LU-30.1                                | Develop a Workforce Housing Ordinance, including revisions to the current Inclusionary Housing Ordinance, to define workforce housing and establish additional workforce and inclusionary housing requirements for all multi-family housing proposals consisting of eight or more units constructed in the unincorporated County. Such an ordinance could also require on-site workforce housing in place of in-lieu fees for any large commercial or institutional projects constructed outside of areas where housing would be inconsistent with the applicable airport land use compatibility plan. | Concurrent with 2008-09 Housing Element Update<br>\$→\$\$\$ | CDPD<br>CIA       | Pilot program completed in 2010  |
| Action Item AG/LU-33.1                                | Adopt local guidelines or zoning code definitions to clarify the distinction between single-family residences and commercial short-term guest accommodations, specifying the uses and ownership or rental arrangements associated with each. Also, analyze the prevalence of extremely large residences, and determine whether single family residences above a certain size should require environmental analysis.  | A<br>\$\$   | CDPD              | First part addressed by ordinance adopted Dec. 2009; second part not yet programmed. |
| Action Item AG/LU-43.1                                | Consider amendments to the Zoning Code to allow additional commercial, residential, and mixed uses in the areas currently zoned for commercial use in the Spanish Flat, Moskowite Corner, and southern Pope Creek areas in order to  | B   | CDPD              | Deferred to 2014 after BOR's plans become clear.                                     |

| Action Items                        | Action   | Timing/Priority & Cost                               | Responsible Party | Notes & Status  |
|-------------------------------------|--|--|-------------------|---|
|                                     | complement recreation activities at Lake Berryessa.  | \$   |                   |   |
| Action Item AGLU-45.1               | Review and revise sections of the Napa County Code that provide the list of land uses permitted on existing commercially zoned parcels to encourage neighborhood-serving commercial uses and new limited accessory dwellings where appropriate.  | B<br>\$  | CDDP              | Accessory dwellings now permitted in CL and CN. Additional uses not yet programmed  |
| Action Item AGLU-48.1               | Review zoning code requirements for Home Occupation permits, and update those requirements to provide greater flexibility in situations where there will be no off-site impacts. For example, consider situations in which the use of legal, accessory structures could be permitted, or where home occupations could employ workers other than a single owner/proprietor.   | B<br>\$  | CDDP              | Use of accessory structures permitted by ordinance in 2012; further changes not yet programmed.                           |
| Action Item AGLU-49.1               | Refer General Plan land use changes, proposed rezonings, and proposed developments in Airport Approach Zones to the Napa County Airport Land Use Commission for review and comment.  | Ongoing<br>\$  | CDDP              | Ongoing. This referral is routinely accomplished by staff and required by State law                                       |
| Action Item AGLU-54.5.1             | Develop a definition of 'formula businesses' and amend County Code to ensure compatibility with ordinances related to this issue in Calistoga and St. Helena.  | B<br>\$  | CDDP              | Not yet programmed  |
| Action Item AGLU-94.1<br>(MM 4.2.1) | Prior to approving non-industrial development, the County shall adopt development standards for the Pacific Coast/Boca and Napa Pipe sites which shall include, but may not be limited to, buffering and visual screening from existing industrial uses and Syar Quarry, design features that include physical buffers (e.g., vegetation, landscape features, or walls in unique circumstances), building placement and orientation in a manner that physically separates these sites from incompatible operations of adjacent uses (e.g., truck traffic, odors, stationary noise sources), and implementation of other measures to address noise and vibration. Standards for the Napa Pipe site shall ensure conformance with the Napa County Airport Land Use Compatibility Plan. | A<br>\$  | CDDP              | Standards will be developed as part of site specific planning and prior to approval of non-industrial uses on these sites |
| Action Item AGLU-107.1              | Undertake revisions to the zoning ordinance (County Code Title 18), simplifying and reorganizing to the extent feasible so that members of the public, applicants, planners, and decision makers can more easily access information and understand code requirements.  | C<br>\$\$\$  | CDDP              | Not yet programmed  |
| Action Item AGLU-114.1              | Undertake a planning effort to re-evaluate areas of Angwin designated Urban Residential after June 2010, with the objective of re-designating areas to better reflect land uses existing or authorized at that time.   | A<br>\$\$\$  | CDDP              | Not yet programmed  |
| Action Item AGLU-119.1              | Complete the Review Following Census called for in Section (3) of Policy AGLU-119 during each update to the Housing Element required by State law.   | Concurrent with 2008-09 Housing Element Update<br>\$ | CDDP<br>CIA       | Completed with Housing Element adoption June 2009. Next Housing Element update scheduled for FY2013/14.                   |
| Action Item AGLU-125.1              | Consider amendments to the Zoning Code that would reduce the number of zoning districts in which new churches and religious institutions may be located and provide siting criteria as part of the use permit process.   | B<br>\$  | CDDP              | Programmed for 2012 or 2013   |

| Action Items                        | Action   | Timing/Priority & Cost | Responsible Party   | Notes & Status   |
|-------------------------------------|--|------------------------|---|--|
| <b>Circulation Element</b>          |  |                        |   |  |
| Action Item CIR-10.1                | County staff shall participate in the periodic updates of the Napa County Transportation and Planning Agency's Strategic Transportation Plan (STP), and use that forum for consideration and development of innovative strategies related to the movement of people and services without increasing the use of private vehicles. The County shall seek input from experts in sustainability, smart growth, and land use planning in developing potential new strategies. | Ongoing<br>\$          | CDPD<br>PW<br>NCTPA   | Ongoing as a part of regular planning process; consultation with experts as needed. A "Complete Streets" policy for local street and road standards will be included in the next Circulation Element update (new requirement per state law). |
| Action Item CIR-11.1                | The County shall adopt, periodically review, and revise as appropriate specific road and street standards for County roads. These standards shall include overall right-of-way widths, pavement widths, lane and shoulder widths, and other design details. The County's roadway standards shall be developed in consultation with the County Fire Marshal, County Public Works, and others to ensure adequate widths for safety and emergency access and evacuation.    | Ongoing<br>\$          | PW<br>CDPD<br>CalFire   | The road and street standards were recently reviewed and modified.   |
| Action Item CIR-13.1                | Work with the Napa County Transportation and Planning Agency and other agencies to fund and implement the improvements listed in Policy CIR-13.  | Ongoing<br>\$\$\$      | PW<br>NCTPA   | Ongoing  |
| Action Item CIR-16.1                | Work with the Napa County Transportation Authority, adjacent counties, the Metropolitan Transportation Commission, and the California Department of Transportation to monitor traffic volumes and congestion on the roadway system in Napa County.   | Ongoing<br>\$          | PW<br>NCTPA   | Ongoing monitoring and coordination with other agencies  |
| Action Item CIR-19.1<br>(MM 4.4.1c) | In cooperation with the Napa County Transportation and Planning Agency, develop a countywide traffic impact fee to address cumulative (i.e., not project-specific) impacts associated with new employment. Fees shall be used to pay for the cost of network improvements listed in Policy CIR-13 as well as other transportation improvements such as transit.  | A<br>\$→\$\$\$         | PW; CDPD<br>NCTPA;<br>Cities of: Am<br>Cyn, Calistoga<br>Napa, St. Helena,<br>and Town of<br>Yountville | Not yet programmed   |
| Action Item CIR-22.1                | The County shall work with the incorporated cities and town, the Napa County Transportation and Planning Agency, and Caltrans to develop a coordinated approach to roadway design to enhance driver and pedestrian safety, particularly for children and senior citizens.  | Ongoing<br>\$          | PW; CDPD<br>NCTPA<br>all cities<br>referenced in<br>CIR-2.9.1   | Ongoing  |
| Action Item CIR-26.1                | The County will work with the Napa County Transportation and Planning Agency to conduct regular reviews of public transit use and opportunities for its expansion in Napa County.  | Ongoing<br>\$          | PW<br>NCTPA   | Ongoing  |
| Action Item CIR-26.2                | The County shall establish targets for interim years to enable the County to monitor progress towards its objective of reducing the percentage of work trips that are by private, single occupant vehicles to 50%.   | Ongoing<br>\$          | PW<br>CDPD<br>NCTPA (as part<br>of its Strategic<br>Trans. Plan<br>Update)                              | Not yet programmed   |

| Action Items                        | Action   | Timing/Priority & Cost | Responsible Party         | Notes & Status   |
|-------------------------------------|--|------------------------|---------------------------|--|
| Action Item CIR-28.1                | Work with major employers and the Napa County Transportation and Planning Agency to offer incentives for carpooling and the use of cost-efficient ground transportation alternatives to the private automobile.  | A<br>\$                | PW<br>NCTPA<br>CIA<br>WIB | Will be implemented following adoption of Climate Action Plan (expected in 2012) |
| Action Item CIR-28.2                | Adopt hours of operation/schedules for County meetings (e.g., Planning Commission and Board of Supervisors) which are coordinated with public transit availability in order to make it easier for residents to use transit when doing business with the County. The County shall encourage schools and other public agencies to do the same. | Ongoing<br>\$          | PW<br>CDPD<br>NCTPA       | Ongoing  |
| Action Item CIR-32.1<br>(MM 4.4.1e) | Update the County Zoning Code to include requirements and standards related to carpooling, bicycling, and transit amenities in development projects.   | A<br>\$                | CDPD                      | Not yet programmed   |

**Community Character Element**

|                                    |  |                      |                      |   |
|------------------------------------|--|----------------------|----------------------|---|
| Action Item CC-3.1                 | Examine the County's sign ordinance and determine whether changes are needed to strike an appropriate balance between sign size and legibility.  | C<br>\$              | CDPD                 | Revised ordinance adopted Oct. 2008   |
| Action item CC-10.1                | Undertake a regular review of the viewshed protection program to ensure its effectiveness and consider adding protections for views from Lake Berryessa to the program.  | Ongoing<br>\$        | CDPD                 | Initial review completed 2010; review currently underway 2012   |
| Action Item CC-19.1                | In partnership with interested historic preservation organizations, seek funding to undertake a comprehensive inventory of the County's significant cultural and historic resources using the highest standard of professional practices.  | Ongoing<br>\$→\$\$\$ | CDPD<br>Stakeholders | Not yet programmed  |
| Action Item CC-19.2                | Consider amendments to the County zoning and building codes to improve the procedures and standards for property owner-initiated designation of County Landmarks, to provide for the preservation and appropriate rehabilitation of significant resources, and to incorporate incentives for historic preservation.  | A<br>\$              | CDPD                 | Completed in 2011   |
| Action Item CC-23.1<br>(MM 4.12.1) | In areas identified in the Baseline Data Report as having a significant potential for containing significant archaeological resources, require completion of an archival study and, if warranted by the archival study, a detailed on-site survey or other work as part of the environmental review process for discretionary projects.  | Ongoing<br>\$        | CDPD                 | Ongoing implementation standard procedure by staff during project environmental review                |
| Action Item CC-23.2<br>(MM 4.12.1) | Impose the following conditions on all discretionary projects in areas which do not have a significant potential for containing archaeological or paleontological resources:<br>• "The Planning Department shall be notified immediately if any prehistoric, archaeological, or paleontologic artifact is uncovered during construction. All construction must stop and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in prehistoric or historical archaeology shall be retained to evaluate the finds and recommend appropriate action."<br>• "All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and | Ongoing<br>\$        | CDPD                 | Ongoing; implemented by staff during project review and included as a standard condition of approval. |

| Action Items                        | Action  | Timing/Priority & Cost | Responsible Party    | Notes & Status  |
|-------------------------------------|---|------------------------|----------------------|---|
|                                     | Safety Code. If the remains are determined to be Native American, the procedures outlined in CEQA Section 15064.5 (d) and (e) shall be followed.”   |                        |                      |   |
| Action Item CC-28.1                 | Amend the Zoning Ordinance to provide a discretionary process such as a use permit by which owners may seek approval consistent with Policy CC-28 for an additional incentive for historic preservation. The process shall preclude reuse of buildings which have lost their historical integrity and prohibit new uses that are incompatible with the historic building or that require inappropriate new construction.  | A<br>\$→\$\$\$         | CDPD                 | Same as Action Item CC-19.2 above.  |
| Action Item CC-32.1<br>(MM 4.14.2b) | The County shall review and update as necessary its public works standards for street lighting to require the installation of fixtures which reduce the upward or sideways spillover of light consistent with the requirements of state law.  | Ongoing<br>\$          | PW                   | Street lighting standards are addressed by building code requirements   |
| Action Item CC-45.1<br>(MM 4.7.7)   | The County shall use aviation easements, disclosure statements, and other appropriate measures to ensure that residents and businesses within any airport influence area are informed of the presence of the airport and its potential for creating current and future noise.   | Ongoing<br>\$          | PW (Airport)<br>CDPD | Ongoing: a requirement of adopted ALUC Compatibility Plans implemented by staff during project reviews  |
| Action Item CC-53.1                 | Work with the BAAQMD to disseminate information regarding regulations, monitoring, and enforcement for noxious odors.   | Ongoing<br>\$          | PW<br>CDPD<br>DEM    | Ongoing as needed   |
| <b>Conservation Element</b>         |   |                        |                      |   |
| Action Item CON-NR-1                | Amend the Conservation Regulations to offer incentives such as a streamlined review process for new vineyard development and other projects that incorporate environmentally sustainable practices that avoid or mitigate significant environmental impacts.  | A<br>\$→\$\$\$         | CDPD                 | Not yet programmed  |
| Action Item CON NR-2<br>(MM 4.6.1a) | The County shall seek grant funding and other support and establish a fisheries monitoring program(s) consistent with the efforts of the Watershed Information Center and Conservancy of Napa County in order to track the current condition of special-status fisheries and associated habitats in the County's watersheds. Programs will include tracking the effectiveness of BMPs, mitigation measures and ongoing restoration efforts for individual projects in the watersheds and the implementation of corrective actions for identified water quality issues that are identified as adversely impacting fisheries. Monitoring programs shall be conducted in coordination with the State and Regional Water Boards, California Department of Fish and Game, U.S. Fish and Wildlife Service, and National Oceanic and Atmospheric Administration National Marine Fisheries Service to the extent necessary. | Ongoing<br>\$→\$\$\$   | CDPD<br>WICC         | For 2012 DFG is funding the Rotary Screw Trap and lower tributary Fyke nets. Other grants and the county/RCD fisheries monitoring provide local match for these efforts. Large in-river projects conduct project/design effectiveness monitoring. The Department previously completed a monitoring and assessment framework grant project and received funds from the Coastal Impact Assistance Program to support out-migrant fisheries monitoring. Other monitoring is also underway by RCD). |

| Action Items                     | Action   | Timing/Priority & Cost | Responsible Party | Notes & Status   |
|----------------------------------|--|------------------------|-------------------|--|
| Action Item CON NR-3 (MM 4.6.5b) | The County shall amend its Local Procedures for Implementing CEQA to require gravel removal projects to result in no net adverse effects to stream temperature, bed attributes, or habitat necessary for native fisheries health. This may include restoration and improvement of impacted habitat areas (e.g., gravel areas and pools and woody debris areas).  | B<br>\$                | CDPD              | Not yet programmed   |
| Action Item CON NR-4 (MM 4.6.5c) | The County shall adopt an ordinance that prohibits construction activities within the channel of any waterway identified to contain existing or potential spawning habitat for special-status fish species during limited time periods of spawning activities.   | A<br>\$                | CDPD              | Not yet programmed   |
| Action Item CON NR-5             | <p>The County shall maintain and update the Biological Resources and Fisheries chapters of the BDR as necessary to provide the most current data and mapping. Updates shall be provided online and made available for review at the Conservation, Development and Planning Department. The following specific data sets and maps shall be updated as needed:</p> <p>a) The County's Biological Database (through the use of the California Department of Fish and Game's California Natural Diversity Database (CNDDB) and information from the California Native Plant Society (CNPS)), including the addition of biological data to expand and improve the accuracy of the database and its usefulness to the public;</p> <p>b) Databases and mapping of sensitive biotic communities and habitats of limited distribution;</p> <p>c) Databases and mapping of oak woodlands and related sensitive biotic communities;</p> <p>d) Databases and mapping of riparian woodlands and related sensitive biotic communities;</p> <p>e) Databases and mapping of sloughs and tidal mudflats and related sensitive biotic communities.</p> | As needed<br><br>\$    | CDPD              | A GIS consultant has been retained and developed the Dept's data management manual and prioritized essential updates. The biological database (a) is updated monthly with data received from CNDDB (Fish & Game) and from project bio-surveys. Updates to databases and mapping of sensitive biotic communities and habitats of limited distribution and others (b-e) are based on ag, vegetation and land-cover data. A limited update of the vegetation coverage data is programmed/underway. Updated oak woodland mapping (c) was completed in 2010. A GIS intern program is currently underway to support on-going GIS updates |
| Action Item CON NR-6             | The County shall adopt protocols to be followed, including a methodology for analyzing the need for buffers, and establish setbacks where discretionary projects are proposed on parcels that may contain sensitive biotic communities or habitats/communities of limited distribution or sensitive natural communities  | A<br>\$→\$\$\$         | CDPD              | The SWRCB and RWQCB are developing a wetland/riparian area protection policy and assessment methodology for stream-riparian/wetland buffers. Protective buffers are currently established via biological studies and consultant recommendations for discretionary projects   |
| Action Item CON WR-1             | Develop basin-level watershed management plans for each of the three major watersheds in Napa County (Napa River, Putah Creek, and Suisun Creek). Support each basin-level plan with focused sub-basin (drainage-level) or evaluation area-level implementation strategies, specifically adapted and scaled to address identified water resource problems and restoration opportunities. Plan development and implementation shall utilize a flexible watershed approach to manage water resource quality and quantity. The watershed planning process should be an  | B<br>\$\$\$            | CDPD              | The Putah Creek, Napa River, and Suisun Creek basins have been recognized by DWR as IRWMP regions. PW/Flood and CDPD have secured initial IRWMP planning funds for the Putah Creek basin (Westside Sacramento  |

| Action Items                           | Action   | Timing/Priority & Cost | Responsible Party   | Notes & Status   |
|--|--|------------------------|---------------------|--|
|  | iterative, holistic, and collaborative approach, identifying specific drainage areas or watersheds, eliciting stakeholder involvement, and developing management actions supported by sound science that can be easily implemented.  |                        |                     | Regional Water Management Group - \$1.2M) and the Napa River and Suisun Creek basin (Bay Area IRWM Plan Update - \$845K). Future development of focused WS management plans and updates to IRWMPs for each of the major basins will be reliant upon continued funding from State Prop 84 and other sources.  |
| Action Item<br>CON WR-3                | Update the Conservation Regulations to establish an appropriate protective buffer (e.g., a special protection zone) in areas that drain toward any intake structure associated with the County's sensitive domestic water supply drainages, requiring specific development and performance measures to protect water quality and balance property owners' ability to use their land and stipulating that discretionary projects must be located outside of the protective buffer wherever this is feasible.  | A<br>\$                | CDPD                | Initial analysis completed; stakeholder outreach/ordinance development planned with next amendment to the Conservation Regulations.  |
| Action Item<br>CON WR-4                | Implement a countywide watershed monitoring program to assess the health of the County's watersheds and track the effectiveness of management activities and related restoration efforts. Information from the monitoring program should be used to inform the development of basin-level watershed management plans as well as focused sub-basin (drainage-level) implementation strategies intended to address targeted water resource problems and facilitate restoration opportunities. Overtime, the monitoring data will be used to develop overall watershed health indicators, and as a basis of employing adaptive watershed management planning. | B<br>\$→\$\$\$         | CDPD<br>WICC        | A monitoring and assessment framework was completed in 2010 with DWR grant funding. Program elements and data sources/gaps have been identified. Limited out-migrant fisheries monitoring continues with support from the RCD JPA, state fish & game, and private support. County recognized as monitoring entity in the CA Statewide Groundwater Elevation Monitoring (CASGEM) program and participates in the DWR Water Data Library program, stream gauging stations and precipitation gauges are maintained by Flood Dist. (new station added to Pope Creek in 2011. Additional WQ and habitat monitoring anticipated in future years to comply with new Phase II Construction/Industrial/Municipal NPDES permit requirements. |
| Action Item CON WR-5<br>(MM 4.13.3.1a) | Identify, map, and disseminate information on groundwater recharge areas, to the extent feasible, and provide educational materials and resource information on ways of reducing and limiting the development of non-pervious surfaces in those areas.   | A<br>\$→\$\$\$         | PW<br>FCWCD<br>CDPD | Groundwater consultant studies were completed & presented to the Board in February 2011. A consultant was retained for the next phase of this work in Jan 2012 with expected completion in   |

| Action Items                           | Action   | Timing/Priority & Cost | Responsible Party          | Notes & Status   |
|--|--|------------------------|----------------------------|--|
| Action Item CON WR-6<br>(MM 4.13.3.1a) | Establish and disseminate standards for well pump testing and reporting and include as a condition of discretionary projects that well owners provide to the County upon request information regarding the locations, depths, yields, drilling and well construction logs, soil data, water levels and general mineral quality of any new wells.   | A<br>\$→\$\$\$         | DEM<br>PW<br>CDPD          | Planned for development by a new Groundwater Resources Advisory Committee (GRAC) established in 2011. This work is programmed for the GRAC in late 2013.   |
| Action Item CON WR-7                   | The County, in cooperation with local municipalities and districts, shall perform surface water and groundwater resources studies and analyses, and work towards the development and implementation of an integrated water resources management plan (IRWMP) that covers the entirety of Napa County and addresses local and state water resource goals, including the identification of surface water protection and restoration projects, establishment of countywide groundwater management objectives and programs for the purpose of meeting those objectives, funding and implementation.  | B<br>\$\$\$            | CDPD<br>PW<br>DEM<br>FCWCD | Development of a local IRWMP framework and project database has been completed. Staff from PW, CDPD & FCWCD coordinate monthly and participate in regional efforts in the Bay Area and Sacramento River IRWMP Funding Areas. Planned completion of a new IRWMP that includes the Putah Creek basin is scheduled for Sept 2013 and a Plan Update for the Bay Area IRWMP which included the Napa River & Suisun Creek basins is scheduled for Aug 2013. (also see CON WR-1).   |
| Action Item CON WR-8<br>(MM 4.11.5a)   | The County shall monitor groundwater and interrelated surface water resources, using County-owned monitoring wells and stream and precipitation gauges, data obtained from private property owners on a voluntary basis, data obtained via conditions of approval associated with discretionary projects, data from the State Department of Water Resources, other agencies and organizations. Monitoring data shall be used to determine baseline water quality conditions, track groundwater levels, and identify where problems may exist. Where there is a demonstrated need for additional management actions to address groundwater problems, the County shall work collaboratively with property owners and other stakeholders to prepare a plan for managing groundwater supplies pursuant to State Water Code Sections 10750-10755.4 or other applicable legal authorities. | Ongoing<br>\$→\$\$\$   | PW<br>DEM<br>CDPD          | Planned for development by a new Groundwater Resources Advisory Committee (GRAC) established in 2011. This work is programmed for the GRAC in 2012-2013. Additional State funding and volunteer participation will be required.<br><br>The Flood District maintains and improves the stream/precipitation monitoring system (available on <a href="http://napa.onetrain.com/">http://napa.onetrain.com/</a> ). There is also semi-annual collection of groundwater data by Public Works, current participation in CASGEM and the DWR Water |

| Action Items                          | Action   | Timing/Priority & Cost | Responsible Party  | Notes & Status   |
|---------------------------------------|--|------------------------|--------------------|--|
|                                       |  |                        |                    | Data Library, and GRAC outreach planned to support voluntary monitoring efforts.   |
| Action Item CON WR-9<br>(MM 4.11.5c)  | The County shall adopt a Water-Efficient Landscape Ordinance for multi-family residential, industrial, and commercial developments regarding the use of water-efficient landscaping consistent with AB 325.  | A<br>\$                | CDPD<br>PW         | State Model (WELO) Ordinance is currently being implemented. (effective Jan. 1, 2010)  |
| Action Item CON WR-9.5                | The County shall work with the SWRCB, DWR, DPH, CalEPA, and applicable County and City agencies to seek and secure funding sources for the County to develop and expand its groundwater monitoring and assessment and undertake community-based planning efforts aimed at developing necessary management programs and enhancements.   | Ongoing<br>\$          | CDPD<br>CIA<br>CEO | See CON WR-8 above.<br><br>The County received grant funded facilitation support from DWR for 2011-12 for the GRAC.  |
| Action Item CON CPSP-1                | The County shall develop a greenhouse gas (GHG) emissions inventory measuring baseline levels of GHGs emitted by County operations through the use of electricity, natural gas, fossil fuels in fleet vehicles and County staff commute trips, and establish reduction targets.  | Ongoing<br>\$          | PW                 | County baseline inventory and action plan was presented and accepted by the Board of Supervisors in 2010   |
| Action Item CON CPSP-2<br>(MM 4.8.7a) | The County shall conduct a GHG emission inventory analysis of all major emission sources in the County by the end of 2008 in a manner consistent with Assembly Bill 32, and then seek reductions such that emissions are equivalent to year 1990 levels by the year 2020. Development of a reduction plan shall include consideration of a "green building" ordinance and other mechanisms that are shown to be effective at reducing emissions. | 2008<br>\$\$\$         | PW<br>DEM<br>CDPD  | NCTPA completed a community-wide inventory/framework in 2009. A proposed Climate Action Plan for the unincorporated county is currently being considered for adoption. |
| Action Item CON CPSP-3                | The County shall conduct an audit within the next five years of County facilities to evaluate energy use, the effectiveness of water conservation measures, production of GHGs, use of recycled and renewable products and indoor air quality to develop recommendations for performance improvement or mitigation. The County shall update the audit periodically and review progress towards implementation of its recommendations.            | A<br>\$                | PW                 | Periodic audits will follow the operational plan presented to the Board in March 2010 (See CON CPSP-1).  |
| Action Item CON CPSP-4                | The County shall map Napa County's biomass, wind, geothermal, solar photovoltaic, solar thermal, biofuel, landfill gas, and other potential renewable energy sources and partner with other organizations and industry to disseminate information about the potential for local energy generation.   | B<br>\$                | PW<br>CDPD<br>DEM  | Planned for 2012-13 with GIS consultant and interns  |
| Action Item CON CPSP-5                | The County shall quantify increases in locally generated energy between 2000 and 2010, and establish annual numeric targets for local production of "clean" (i.e., minimal GHG production) energy by renewable sources, including solar, wind, biofuels, waste, and geothermal.  | 2010<br>\$             | PW<br>CDPD<br>DEM  | Energy emissions and emission reduction targets are included in the Climate Action Plan (See Action Item CON CPSP-2 above)   |
| Action Item CON CPSP-6<br>(MM 4.8.5)  | The County shall periodically review and update the County Code to be consistent with requirements of CARB and the BAAQMD.   | Ongoing<br>\$          | PW<br>CDPD<br>DEM  | Initial review completed following BAAQMD adoption of CEQA thresholds in June 2010   |

| Action Items                                    | Action  | Timing/Priority & Cost | Responsible Party   | Notes & Status  |
|---|---|------------------------|---------------------|---|
| <b><u>Economic Development Element</u></b>      |   |                        |                     |   |
| Action Item E-13.1                              | The County Board of Supervisors will be provided with periodic updates on the state of the County's economy, in order to more effectively utilize County resources to promote countywide economic health.   | Ongoing<br>\$→\$\$\$   | CEO<br>WIB          | Periodic updates accomplished during budget presentations and other public hearing items. Blue Ribbon Committee in 2011/12 focused on the Airport Industrial Area.  |
| <b><u>Recreation and Open Space Element</u></b> |   |                        |                     |   |
| Action Item ROS-1.1                             | In cooperation with other public agencies and, in particular with the Napa County Regional Park and Open Space District, maintain a comprehensive inventory of public lands, including their existing and potential resource and recreational values. | Ongoing<br>\$          | RPOSD               | Updated March 2011. Next update will be in 2013.  |
| Action Item ROS-1.2                             | Modify the Zoning Ordinance as necessary to reflect the policies included in this Element and provide the appropriate level of review of proposed improvements and activities.  | A<br>\$                | CDDP<br>RPOSD       | Zoning Ordinance amended in August 2009 (created Skyline Wilderness Park Combining District and amended Rural Recreation and Campground provisions)   |
| Action Item ROS- 2.1<br>(MM 4.13.91b)           | In partnership with the Napa County Regional Parks and Open Space District, establish numeric objectives for increased off-street trails and acreage of dedicated open space accessible to the public.  | A<br>\$                | RPOSD<br>PW<br>CDDP | Numeric goals included in the RPOS District Master Plan adopted January 2009. Reevaluation planned in 2011. Update to Master Plan underway, to be completed by summer 2011.   |
| Action Item ROS-2.2                             | Support the Napa County Regional Park and Open Space District in developing, and updating at appropriate intervals, a new park and recreation master plan that identifies priorities, implementation strategies, and funding needs.                   | A<br>\$→\$\$\$         | RPOSD<br>PW<br>CDDP | RPOSD Master Plan for 2008-13 adopted January 2009. Master Plan Update underway and to be completed by summer 2012.   |
| Action Item ROS-2.3                             | Support sufficient and stable funding for the Napa County Regional Park and Open Space District.  | Ongoing<br>\$\$\$      | RPOSD               | In February 2011 BOS approved three more years of funding using Special Projects Funds; additional possible dedicated revenue source currently under evaluation by NCRPOSD. Joint meeting of County and District scheduled for May to discuss long-term funding strategy. |
| Action Item ROS-2.4                             | Investigate and, where feasible, transfer the ownership and/or operation of existing County park facilities to the Napa County Regional Park and Open Space District.   | Ongoing<br>\$          | PW<br>RPOSD         | Napa River Ecological Reserve management transferred to the RPOS District. Skyline Park transfer deferred until after it is possible to obtain fee title from   |

| Action Items          | Action  | Timing/Priority & Cost | Responsible Party             | Notes & Status   |
|-----------------------|---|------------------------|-------------------------------|--|
| Action Item ROS-2.5   | Support the Napa County Regional Park and Open Space District in obtaining state, federal, and foundation grants, using methods such as preparing and adopting local plans and policies which may be required by various grant programs, and providing required local matching funds. | Ongoing<br>\$→\$\$\$   | RPOSD                         | the State. No current plan to transfer Cuttings Wharf.<br>Using \$2,925,317 in County support, the District has leveraged this into direct non-county grants totaling \$5,343,118, 118, and \$14,387,407 in total non-County support (including direct and indirect grants, land donations and donated goods and services). On a direct cash basis, County support has been leveraged at a ratio of 1.8:1. When all grants, goods and services received by the District and its partners for District projects is considered, the County's financial support has been leveraged at a ratio of 4.9:1. |
| <b>Safety Element</b> |   |                        |                               |  |
| Action Item SAF-2.1   | Participate in local, regional, and state education programs regarding fire, flood, and geologic hazards.   | B<br>\$                | CDPD<br>PW<br>FCWCD           | An ongoing part of County and CDPD training programs.  |
| Action Item SAF-8.1   | The County's seismic fault maps shall be reviewed regularly to ensure that they reflect the latest information available.   | B<br>\$                | CDPD<br>PW                    | Map/database maintained as ongoing part of CDPD work program.  |
| Action Item SAF-8.2   | Updated maps should be made available to the public at County offices, on the County's Web site, and through other appropriate channels.  | Ongoing<br>\$          | CDPD<br>CalFire<br>ITS<br>EMS | Maps provided as an ongoing part of CDPD work program and are available (as allowed) via online GIS data catalogue. Cal Fire and Flood Zones maps updated in 2011; Hazardous Facilities map updated in 2010; others on-going.  |
| Action Item SAF-16.1  | Develop site criteria and construction standards for development in high fire hazard areas, and adopt standards to restrict urbanizing these areas as defined in Policy AG/LU-27 unless adequate fire services are provided.  | Ongoing<br>\$          | CDPD<br>CalFire               | Building and Fire Codes periodically updated in compliance with state law  |
| Action Item SAF-16.2  | Continue to implement "Napa Firewise" through information and education programs, community outreach, and fuel modification.  | Ongoing<br>\$          | CalFire<br>CDPD               | Ongoing part of CalFire work programs.   |
| Action Item SAF-19.1  | The County will work with CalFire to develop improved methods of fire planning and firefighting for use in Napa County.   | A<br>\$                | CalFire<br>EMS                | Ongoing part of CalFire work programs.   |

| Action Items                       | Action  | Timing/Priority & Cost | Responsible Party | Notes & Status   |
|------------------------------------|---|------------------------|-------------------|--|
| Action Item SAF-31.1<br>(MM 4.9.2) | The County shall require written confirmation from applicable local, regional, state, and federal agencies that known contaminated sites have been deemed remediated to a level appropriate for land uses proposed prior to the County approving site development or provide an approved remediation plan that demonstrates how contamination will be remediated prior to site occupancy. This documentation will specify the extent of development allowed on the remediated site as well as any special conditions and/or restrictions on future land uses. | Ongoing<br>\$          | DEM<br>PW<br>CDPD | Required by CDDP and DEM as a regular part of their review of development applications. Currently developing an updated "hazardous facilities" GIS data layer/map with expected completion in 2012 |
| Action Item SAF-38.1               | Provide staffing and other resources as necessary to regularly update and implement the Napa Operational Area Hazard Mitigation Plan (NOAHMP). Consider new information regarding climate change and the expected severity and/or frequency of weather events in updates to the NOAHMP.   | Ongoing<br>\$→\$\$\$   | EMS               | NOAHMP was updated in 2009 and submitted to Cal EMA and FEMA for final approval. State approved plan, but FEMA didn't. Revisions submitted to FEMA in 2011.  |

### Abbreviations

A= short term (1-5 years)  
B= longer term (5-10 years)  
C=even longer term (10+ years)

BOS = Board of Supervisors  
CDPD = Conservation, Development & Planning Department  
NCTPA =Napa County Transportation & Planning Agency  
FCWCD=Flood Control & Water Conservation District  
CC= County Counsel    WJB= Workforce Investment Board  
CalFire=Calif Dept of Forestry & Fire Protections

RPOSD=Reg. Parks & Open Space District  
PW=Public Works Department  
DEM =Department of Environmental Management  
ITS=Information Technology Systems Department  
WICC=Watershed Information Ctr/Conservancy  
CIA = Division of Community & Intergovernmental Affairs

GIS=computerized mapping  
GHG=green house gas

\$ - cost & level of effort is expected to be modest for the reasons stated  
\$→\$\$\$ - cost & level of effort will depend on policy direction & available resources  
\$\$\$ - cost & level of effort is expected to be substantial